



Industrial Property Situated on ±0.28 Acres

±6,196 SF For Lease

4322 E. Alexander Road, Las Vegas, NV 89115

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Accelerating success.

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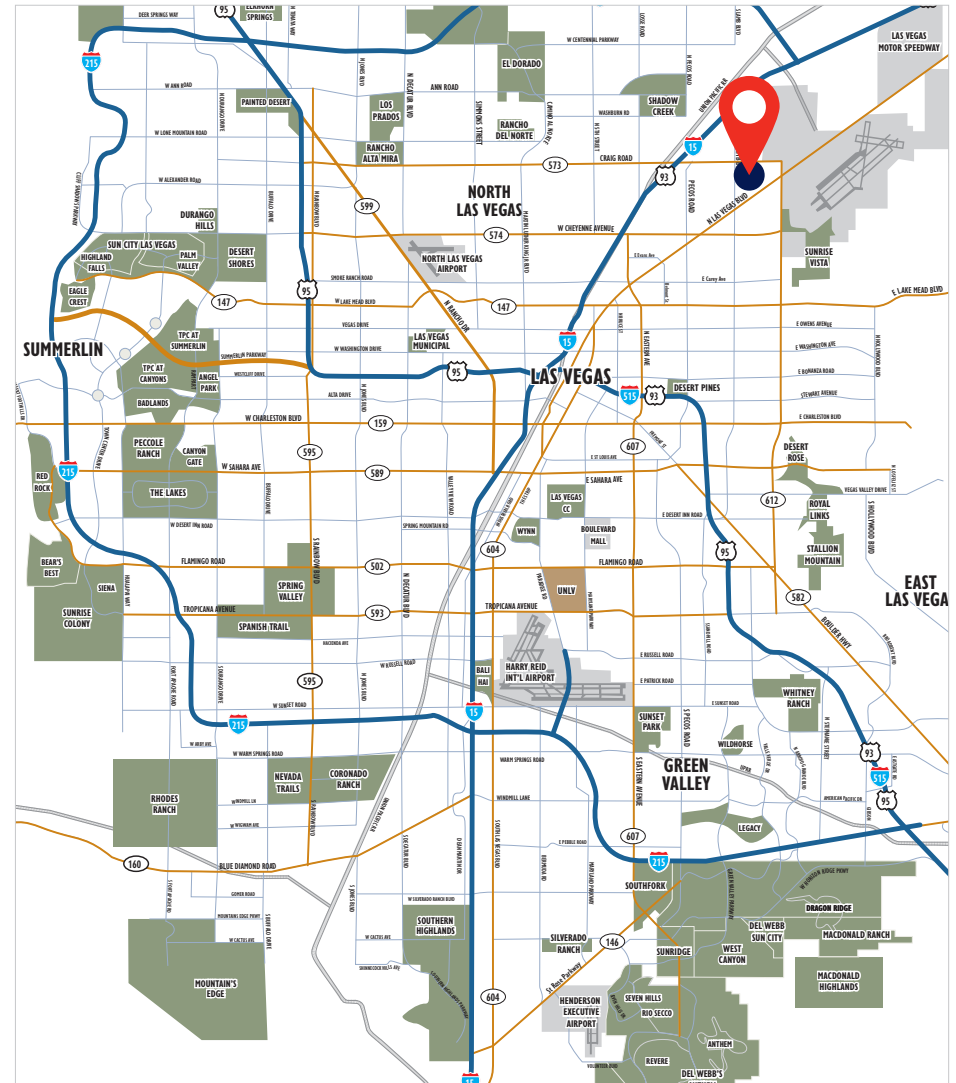


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Located in the North Las Vegas submarket. This freestanding building has Lamb Boulevard exposure and is within close proximity to the I-15 interchange and Craig Road. This property is less than ±20 minutes away from the Las Vegas Strip.

HIGHLIGHTS

Total SF	±6,196 SF
APN	140-054-16-065
Year Built	2007
Cooling	Evaporative Cooled Warehouse
Situated On	±0.28 Acres
Clear Height	±19'
Yard	Fully Fenced/Secured
Zoning	IP



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● = Grade Level Doors

For illustration purposes only. Not to scale.



Site Plan

The Industrial Commonwealth

■ = Available

Building 11
±6,196 SF



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Floor Plan

Total SF

±6,196 Total SF

Office SF

±750 SF

Mezzanine Storage SF

±746 SF

Grade Level Doors

Two (2) ±12' x ±14'

Yard

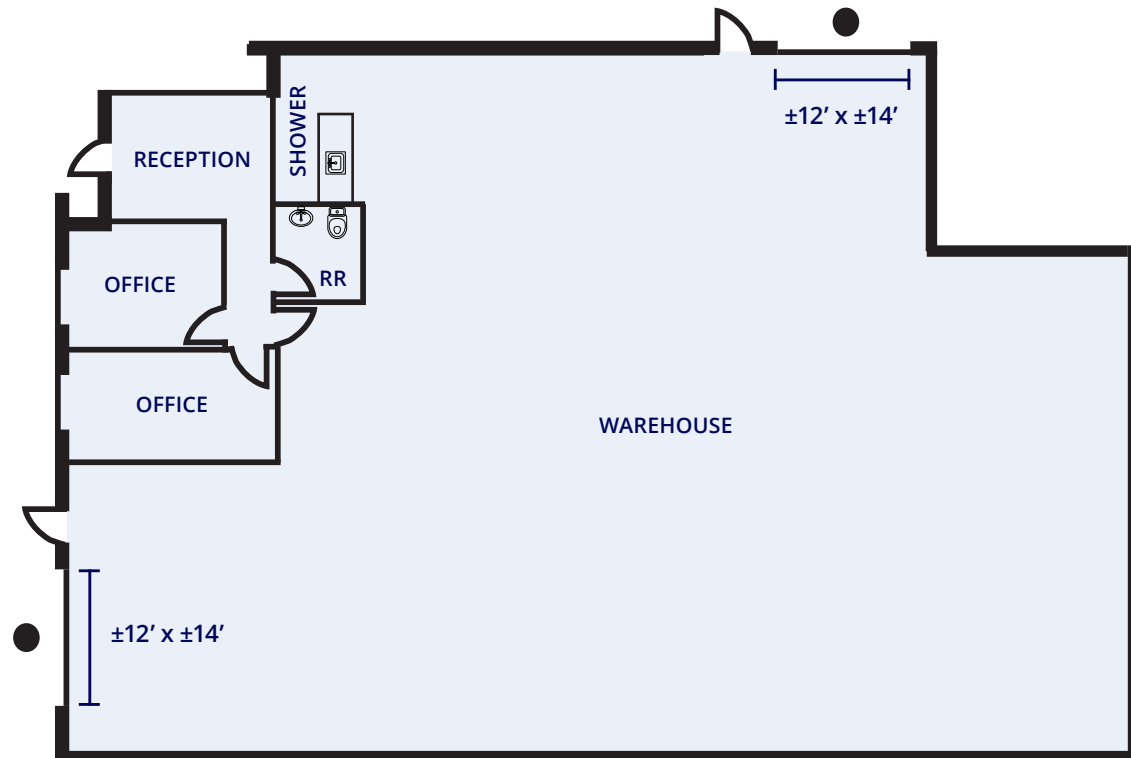
Fully Fenced/Secured

Power

±400 amps, 120/208V,
3-Phase Power

Timing

Available Now



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Property Images



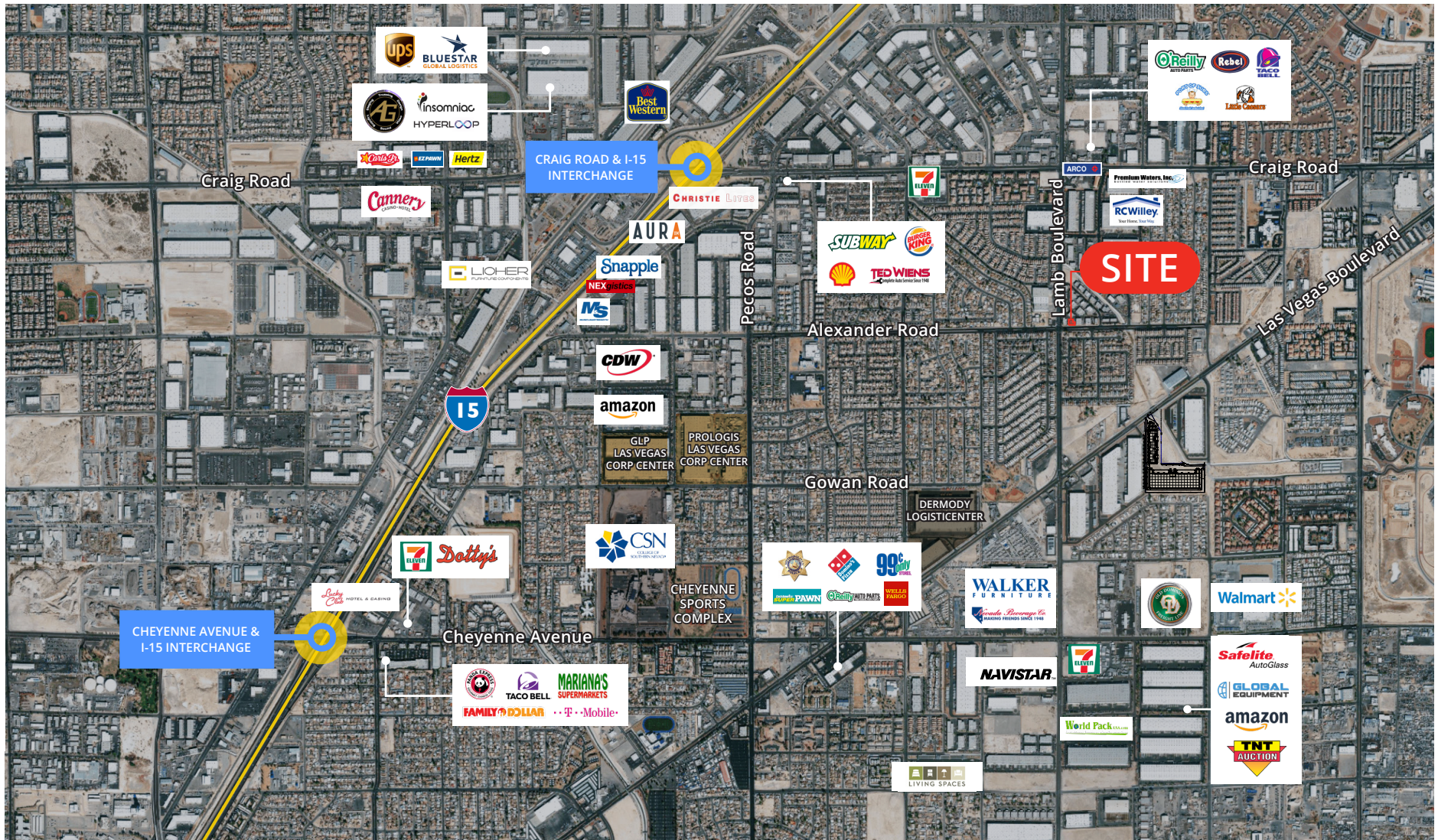
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Colliers

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Trade Area Map ↗



\$4.9B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$100B+ Assets under management
23,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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